

128.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

832,000 / 832,000

USE VALUE:

832,000 / 832,000

ASSESSED:

832,000 / 832,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
44		ROBBINS RD, ARLINGTON

Legal Description		User Acct
		82644
		GIS Ref
		GIS Ref
		Insp Date
		02/24/18

OWNERSHIP

Unit #:

Owner 1: DAETSCH BRIAN/LINDA LU
Owner 2:
Owner 3:
Street 1: 44 ROBBINS ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry
Own Occ: Y

Postal: 02476
Type:

PREVIOUS OWNER
Owner 1: DAETSCH DOROTHY A & BRIAN -
Owner 2: DAETSCH WILLARD TICKNER -
Street 1: 1344 DANBY ROAD
Twn/City: ITHACA
St/Prov: NY Cntry
Postal: 14850

NARRATIVE DESCRIPTION
This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1671 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact Price/Units Type Type Factor Value Price Neigh Infl Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code
101 One Family 5584 Sq. Ft. Site 0 80. 1.05 9

PREVIOUS ASSESSMENT		Parcel ID		128.0-0001-0012.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	361,300	700	5,584.	470,000	832,000
2021	101	FV	350,700	700	5,584.	470,000	821,400
2020	101	FV	350,700	700	5,584.	470,000	821,400
2019	101	FV	266,200	800	5,584.	440,600	707,600
2018	101	FV	266,100	0	5,584.	364,300	630,400
2017	101	FV	266,100	0	5,584.	334,900	601,000
2016	101	FV	266,100	0	5,584.	305,500	571,600
2015	101	FV	251,400	0	5,584.	299,600	551,000

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
DAETSCH DOROTHY	1237-17		5/22/2001	Family	100 No No
DAETSCH DOROTHY	1226-31		8/22/2000	Family	100 No No
	1030-104		5/1/1987		99 No No A

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
11/21/2018 1763 Wood Dec 3,800 C	2/24/2018 MEAS&NOTICE HS Hanne S
3/6/2000 114 Alterati 18,000	10/31/2008 Meas/Inspect 189 PATRIOT
	8/22/2001 Permit Visit PM Peter M
	12/6/1999 Meas/Inspect 243 PATRIOT
	1/1/1982 KM

Sign: VERIFICATION OF VISIT NOT DATA	/
	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	Full Bath: 1	Rating: Good	OF=SINK IN BMT.														
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:															
Foundation: 2 - Conc. Block		3/4 Bath: 1	Rating:															
Frame: 1 - Wood		A 3QBth: 1	Rating: Good															
Prime Wall: 1 - Wood Shingle		A HBth: 1	Rating:															
Sec Wall: %		OthrFix: 1	Rating: Average															
Roof Struct: 3 - Gambrel				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good	Level	FY LR DR D K FR RR BR FB HB L O											
Color: RED				A Kits: 1	Rating:	Other												
View / Desir:				Fpl: 1	Rating: Average	Upper												
				WSFlue: 1	Rating:	Lvl 2												
						Lvl 1												
						Lower												
						Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1								
GENERAL INFORMATION																		
Grade: C - Average		Location:		CONDOS INFORMATION				REMODELING				RES BREAKDOWN						
Year Blt: 1925		Eff Yr Blt:																
Alt LUC:		Alt %:																
Jurisdct:		Fact: .																
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION																		
Avg Ht/FL: STD		Phys Cond: GD - Good		18. %		DEPRECIATION												
Prim Int Wal 2 - Plaster		Functional:		%														
Sec Int Wall: %		Economic:		%														
Partition: T - Typical		Special:		%														
Prim Floors: 3 - Hardwood		Override:		%														
Sec Floors: %		Total: 18.6 %																
CALC SUMMARY				COMPARABLE SALES								SUB AREA						
Basic \$ / SQ: 135.00				Rate Parcel ID Typ Date Sale Price								SUB AREA DETAIL						
Size Adj: 1.27829099																		
Const Adj: 1.00969899																		
Adj \$ / SQ: 174.243																		
Other Features: 89087																		
Grade Factor: 1.00																		
NBHD Inf: 1.00000000																		
NBHD Mod:																		
LUC Factor: 1.00																		
Adj Total: 443832																		
Depreciation: 82553																		
Depreciated Total: 361279																		
				WtAv\$/SQ:	AvRate:	Ind.Val												
				Juris. Factor:		Before Depr: 174.24												
				Special Features: 0		Val/Su Net: 123.18												
				Final Total: 361300		Val/Su SzAd 216.19												
MOBILE HOME																		
Make:		Model:		Serial #		Year:		Color:										
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 128.0-0001-0012.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
19	Patio	D	Y	1	15X15	A	AV	2000	3.92	T	15.2	101			700		700	
More: N Total Yard Items: 700 Total Special Features: Total: 700																		
IMAGE AssessPro Patriot Properties, Inc																		
																		